

EXHIBIT B

**CONDITIONS OF APPROVAL
DRC2015-00021 - HOLLAND**

Approved Development

1. This approval authorizes a Variance/Coastal Development Permit to allow grading on slopes in excess of 30% for a three level single family residence of approximately 3,152 square feet with an approximately 1,181 square foot garage and storage area on a 3,484 square foot lot with lot coverage limited to 50% of the lot (1,742 square feet). The proposal includes the following components: (1) grading and excavation for the lower level garage, driveway and building foundation; (2) site disturbance of approximately 3,250 square feet including on-site drainage improvements; and (3) development of the residence including landscaping.
2. Maximum height shall not exceed 28 feet (as measured from average natural grade and verified by a licensed land surveyor). Raised decks shall not protrude into required setbacks.

Conditions required to be completed at the time of application for construction permits

Site Development

3. **At the time of application for construction permits**, plans submitted shall show:
 - a. All development consistent with the approved site plan, floor plans, architectural elevations, landscape plan and these conditions of approval;
 - b. The recommendations from the Geologic Hazards Report, prepared by Geosolutions, Inc. dated May 19, 2015; and
 - c. The recommendations from the Soils Engineering Report, prepared by Geosolutions, Inc. dated April 20, 2015.
4. **At the time of application for construction permits**, the applicant shall provide details on any proposed exterior lighting, if applicable. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.

Access and Improvements/Public Works Department

Access

5. **At the time of application for construction permits**, the applicant shall submit fees and plans to the Department of Public Works to secure an Encroachment Permit to construct the project access driveway in accordance with County Public Improvement Standards.

Drainage

6. **At the time of application for construction permits**, the applicant shall submit complete drainage plans prepared by a licensed civil engineer for review and approval by the County Public Works Department in accordance with Section 23.05.040 (Drainage) of the Land Use Ordinance. The plan shall, at a minimum evaluate: 1) the effects of the project's projected runoff on adjacent properties and existing drainage facilities and systems, and 2) estimates of existing and increased runoff resulting from the proposed improvement. The plan shall include

Best Management Practices (BMPs) to address polluted runoff, including, but not limited to minimizing the use of impervious surfaces (e.g., installing pervious driveways and walkways) and directing runoff from roofs and drives to vegetative strips before it leaves the site.

7. **At the time of application for construction permits**, the applicant shall submit a sedimentation and erosion control plan prepared per County Coastal Zone Land Use Ordinance Section 23.05.036 for review and approval by the County Public Works Department, and it shall be incorporated into the project to minimize sedimentation and erosion. The plan shall be prepared by a registered civil engineer and address the following to minimize temporary and long-term sedimentation and erosion: slope surface stabilization, erosion and sedimentation control devices, final erosion control measures, and control of off-site effects.
8. **At the time of application for construction permits**, the applicant shall demonstrate that the project construction plans are in conformance with their Storm Water Control Plan.
9. **On-going condition of approval (valid for the life of the project)**, the project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and / or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et sec.

Storm Water Control Plan

10. **At the time of application for construction permits**, the applicant shall demonstrate whether the project is subject to the CZLUO Section for Storm Water Management. Applicable projects shall submit a Storm Water Control Plan (SWCP) prepared by an appropriately licensed professional to the County for review and approval. The SWCP shall incorporate appropriate BMP's, shall demonstrate compliance with Storm Water Quality Standards and shall include a preliminary drainage plan, a preliminary erosion and sedimentation plan. The applicant shall submit complete drainage calculations for review and approval.
11. **At the time of application for construction permits**, if necessary, the applicant shall submit a draft "Private Storm Water Conveyance Management and Maintenance System" exhibit for review and approval by the County.
12. **Prior to issuance of construction permits**, if necessary, the applicant shall record with the County Clerk the "Private Storm Water Conveyance Management and Maintenance System" to document on-going and permanent storm drainage control, management, treatment, disposal and reporting.

Geology and Grading

13. **Prior to any ground-disturbing construction activities or issuance of construction or grading permits**, the following recommendations from the *Geologic Hazards Report, prepared by Geosolutions, Inc. dated May 19, 2015* shall be implemented as conditions of approval and included on all construction and grading plans:
 - a. It is recommended that the soils engineer and engineering geologist review the project plans prior to construction (plan review).
 - b. It is recommended that the engineering geologist observe foundation excavations during construction.
 - c. Shoring of cut slopes is recommended to be anticipated during construction.

- d. It is recommended that the foundations for the proposed residence (or the keyways and benches of fill slopes) be founded into Franciscan Complex material. There is a potential for differential settlement occurring between foundations supported on two soil materials having different settlement characteristics, such as native soil, formational material, and engineered fill. It is recommended that all of the foundations are founded in equally competent uniform material. It is recommended that keyways and benches follow current Building Code guidelines.
- e. The following dust mitigation measures are recommended to be initiated at the start and maintained throughout the duration of the construction or grading activity.
 - i. Construction vehicle speed at the work site must be limited to fifteen (15) miles per hour or less;
 - ii. Prior to any ground disturbance, sufficient water must be applied to the areas to be disturbed to prevent visible emissions from crossing the property line;
 - iii. Areas to be graded or excavated must be kept adequately wetted to prevent visible emissions from crossing the property line;
 - iv. Storage piles must be kept adequately wetted, treated with a chemical dust suppressant, or covered when material is not being added to or removed from the pile;
 - v. Equipment must be washed down before moving from the property onto a paved public road; and
 - vi. Visible track-out on the paved public road must be cleaned using wet sweeping or a HEPA filter equipped vacuum device within twenty-four (24) hours.
- f. Surface drainage should be controlled to prevent concentrated water-flow on either natural or constructed slopes. Surface drainage gradients should be planned to prevent ponding and promote drainage of surface water away from building foundations, edges of pavements and sidewalks or natural or man-made slopes. For soil areas we recommend that a minimum of five (5) percent gradient be maintained.
- g. Seepage is anticipated along the interface of the surface colluvial materials and the underlying formational units. Seepage within formational units should also be anticipated. Surface drainage facilities (graded swales, gutters, positive grades, etc.) are recommended at the base of cut slopes that allow surfacing water to be transferred away from the base of the slope. The project designer is recommended to offer specific design criteria for mitigation of water drainage behind walls and other areas of the site. This is especially imperative upslope of retaining walls for residences. Material such as Akwadrain or Ameridrains or equivalent should be installed on the wall per manufacturer's specifications. A contractor experienced in this type of installation should be consulted for this work. Drainage from the subsurface should not be connected into conduit from surface drains and should not connect to downspout drainage pipes
- h. Excavation, fill, and construction activities should be in accordance with appropriate codes and ordinances of the County of San Luis Obispo. In addition, unusual subsurface conditions encountered during grading such as springs or fill material should be brought to the attention of the Engineering Geologist and Soils Engineer.
- i. It is recommended that the foundations for the proposed residence be in conformance with California Building Code guidelines (1806.5.3, 1806.5.6, and Figure 18-I-1). Face of the footing setback distance should be a minimum of H/3 (measured horizontally) from the face

of the slope where H is the height of slope. This setback distance need not exceed 40 feet. The Soils Engineer can provide recommendations that supersede this recommendation.

- j. It is recommended that numerical slope stability analyses be conducted on permanent soil or rock slopes cut steeper than 2-to-1 (horizontal to vertical). Due to the presence of competent metavolcanic units of the Franciscan Complex in the subsurface, un-retained cut slopes up to 1.5-to-1 (horizontal to vertical) may be considered under the supervision of the Engineering Geologist or Soil Engineer after determining rock quality and performing a stability analysis at that particular location. Locally steeper slopes may be allowed depending on further study and slope stability analysis.
- k. Fill slopes designed or constructed steeper than California Building Code requirements (2-to-1 horizontal to vertical) should be evaluated by a numerical slope stability analysis completed by the project soils engineer.
- l. Gutters are recommended to be installed along all sloped rooflines. Gutter downspouts should not allow concentrated drainage to discharge near the residence foundations but rather should convey the water in solid piping away from the residence and toward drainage facilities.
- m. Recommendations within the Soils Engineering Report are recommended to be incorporated into the design.

Fire Safety

- 14. **At the time of application for construction permits**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code.

Services

- 15. **At the time of application for construction permits**, the applicant shall provide letters from County Service Area 10a and Cayucos Sanitary District stating they are willing and able to service the property for water and sewer services, respectively.

Conditions to be completed prior to issuance of a construction permit

Fees

- 16. **Prior to issuance of a construction permit**, the applicant shall pay all applicable school and public facilities fees.

Conditions to be completed during project construction

- 17. **During all phases of development**, the project shall comply with the requirements of the National Pollution Discharge Elimination System Phase I and/or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance.

Soils and Grading

- 18. **During project construction/ground disturbing activities**, the applicant shall retain a certified soils engineer of record and shall provide the engineer's Written Certification of Adequacy of the Proposed Site Development for its Intended Use to the Department of Planning and Building.

Building Height

19. The maximum height of the project is 28 feet (as measured from average natural grade).
 - a. **Prior to any site disturbance**, a licensed surveyor or civil engineer shall stake the lot corners, building corners, and establish average natural grade and set a reference point (benchmark).
 - b. **Prior to approval of the foundation inspection**, the benchmark shall be inspected by a building inspector prior to pouring footings or retaining walls, as an added precaution.
 - c. **Prior to approval of the roof nailing inspection**, the applicant shall provide the building inspector with documentation that gives the height reference, the allowable height and the actual height of the structure. This certification shall be prepared by a licensed surveyor or civil engineer.

Construction

20. At all times during the construction phase, the owner shall ensure that all vehicles associated with the construction of the project are legally parked on Chaney Avenue and do not unnecessarily block access to any driveways or access to residences. Music shall be kept at a volume so that it is not audible at adjacent residences. No domestic pets are allowed on site at any time during construction.

Conditions to be completed prior to occupancy or final building inspection

21. Landscaping in accordance with the approved landscaping plan shall be installed or bonded for before ***final building inspection***. If bonded for, landscaping shall be installed within 60 days after final building inspection. All landscaping shall be maintained in a viable condition in perpetuity.
22. **Prior to occupancy or final inspection**, whichever occurs first, the applicant shall obtain final inspection and approval from Cayucos Fire Protection District of all required fire/life safety measures.
23. **Prior to occupancy of any structure associated with this approval**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.

Drainage

24. **Prior to occupancy of final inspection**, whichever occurs first, the registered civil engineer shall verify that the recommendations of the approved Drainage Plan and the Sedimentation and Erosion Control Plan have been implemented. This verification shall be submitted in writing to the Department of Planning and Building for review and approval. If required by the County Public Works Department, the applicant shall execute a plan check and inspection agreement with the county, so that the drainage, sedimentation and erosion control facilities can be inspected and approved before final occupancy or final inspection, whichever occurs first.

Geology and Grading

25. **Prior to occupancy or final inspection**, whichever occurs first, the soils engineer and certified engineering geologist of record, shall verify, as applicable, that construction is in compliance with the intent of the plan review, geologic report and the soils engineering reports (*Geologic Hazards Report, prepared by Geosolutions, Inc. dated May 19, 2015 and the Soils Engineering Report, prepared by Geosolutions, Inc. dated April 20, 2015.*) The soils engineer and certified

engineering geologist of record shall provide written verification that the recommendations of the preceding geologic reports and information have been incorporated into the final design and construction, and such verification shall be submitted to the Department of Planning and Building for review and approval.

Miscellaneous

26. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 23.02.050 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 23.02.042 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
27. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 23.10.160 of the Land Use Ordinance.